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11/18/2020 9:28:00 AM \$40.00  
Book - 11062 Pg - 8907-8908  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
1260 E Stringham Ave, Ste 150  
Salt Lake City, UT 84106  
(801)463-2755

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Sean Hermany  
2145 South Belaire Drive  
Salt Lake City, UT 84109

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **063-6080601 (jrm)**  
A.P.N.: **16-23-131-004-0000**


**Sean Hermany**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Sean Hermany, an unmarried Man**, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**LOT 320, ARCADIA HEIGHTS PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 13**, 2020 .

  
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**Sean Hermany**

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STATE OF UT )  
COUNTY OF Salt Lake )ss.

On 11-13, 2020, personally appeared before me, **Sean Hermany**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jill Maddox  
Notary Public  
(Printed Name)  
My Commission expires: 9-21-21

